

AMENDING OFFICIAL ZONING MAP

NORTHEAST QUADRANT OF EAST WASHINGTON STREET AND SOUTH BENBOW ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-7 Residential Single Family to Conditional District – Limited Office (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the eastern right-of-way line of Benbow Road and the northern right-of-way line of East Washington Street; thence along said eastern right-of-way line N04°43'E 150.00 feet to a point, said point being the northwest corner of Lot 30, Block "CN" of Nocho Park Subdivision as recorded in Plat Book 6, Page 31; thence S87°12'E 100.00 feet to a point, said point being the northeast corner of Lot 31 of said Nocho Park Subdivision; thence S04°43'W 150.00 feet to a point in the northern right-of-way line of East Washington Street; thence along said northern right-of-way line N87°12'W 100.00 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-7 Residential Single Family to Conditional District – Limited Office is hereby authorized subject to the following use limitations and conditions:

- 1) Any use with drive-thru service shall not be permitted.
- 2) Existing structures shall be retained.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on December 23, 2005.